

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: South Congress Combined (Sweetbriar)

CASE#: NPA-2019-0020.03 **DATE FILED:** January 15, 2019 (Out-of-Cycle)

PROJECT NAME: Congress Mobile Home & RV Park (City-Initiated NPA)

PC DATE: May 28, 2019

ADDRESS: 6111 South Congress Avenue

DISTRICT AREA: 2

SITE AREA: 8.055 acs (approx.)

OWNER: Maynard Angel Denise Trust & Roger Alan Maynard

APPLICANT: City of Austin, Planning & Zoning Dept.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2019-0027

From: GR-MU-CO-NP

To: MH-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 18, 2005

PLANNING COMMISSION RECOMMENDATION:

May 28, 2019 – Approved motion to move case forward to City Council *without a recommendation*. [G. Anderson – 1st; J. Shieh – 2nd] Vote: 8-4 [T. Shaw, Y. Flores, C. Kenny and R. Schneider voted nay. K. McGraw absent].

STAFF RECOMMENDATION: Recommended for Higher Density Single Family land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff recommends the land use change to Higher Density Single Family land use with the associated rezoning to MH-NP Mobile Home Residence District because the intent is to help preserve this existing mobile home park. Mobile home parks can provide affordable housing opportunities for people who live in Austin and in the South Congress Combined Neighborhood Planning Area.

Below are sections from the South Congress Combined Neighborhood Plan document that helps support this proposed change:

GOAL ONE
Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

Objective 1.1

New development should be compatibly scaled when adjacent to residential uses.

Objective 1.2

Prevent commercial encroachment into neighborhoods.

Recommendation 2

Limit most commercial and mixed-use developments to the planning area’s arterial roads or to established commercial districts or nodes.

Opportunities for well-planned commercial and mixed-use projects may arise in the future. Community stakeholders, developers, and City of Austin staff should work together through the plan amendment process to determine the most appropriate action.

Objective 1.3

Preserve the character of single-family neighborhoods.

Objective 1.6

Preserve affordable housing options.

Recommendation 8 Monitor changes in residential real estate for signs of market and development pressure and implement strategies to maintain affordability.

Recommendation 9 Apply the mixed-use future land use designation to commercial properties on arterial roads to encourage combined residential and commercial projects, resulting in increased housing options and more housing units.

Recommendation 10 Maintain the mobile home park at South Congress Avenue and North Bluff Drive.

Objective 2.2

Improve the infrastructure along South Congress Avenue to make it pedestrian friendly.

Upgrading the pedestrian environment is a safety issue and a means to create the vibrant, pedestrian-oriented district this plan envisions.

Objective 2.3

Commercial and mixed-use development along South Congress Avenue should not adversely affect adjacent neighborhoods.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non- residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live- work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non- residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and

8. Provide on- street activity in commercial areas after 5 p.m. and built- in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed- use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non- conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Single Family - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small- lot single family.

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

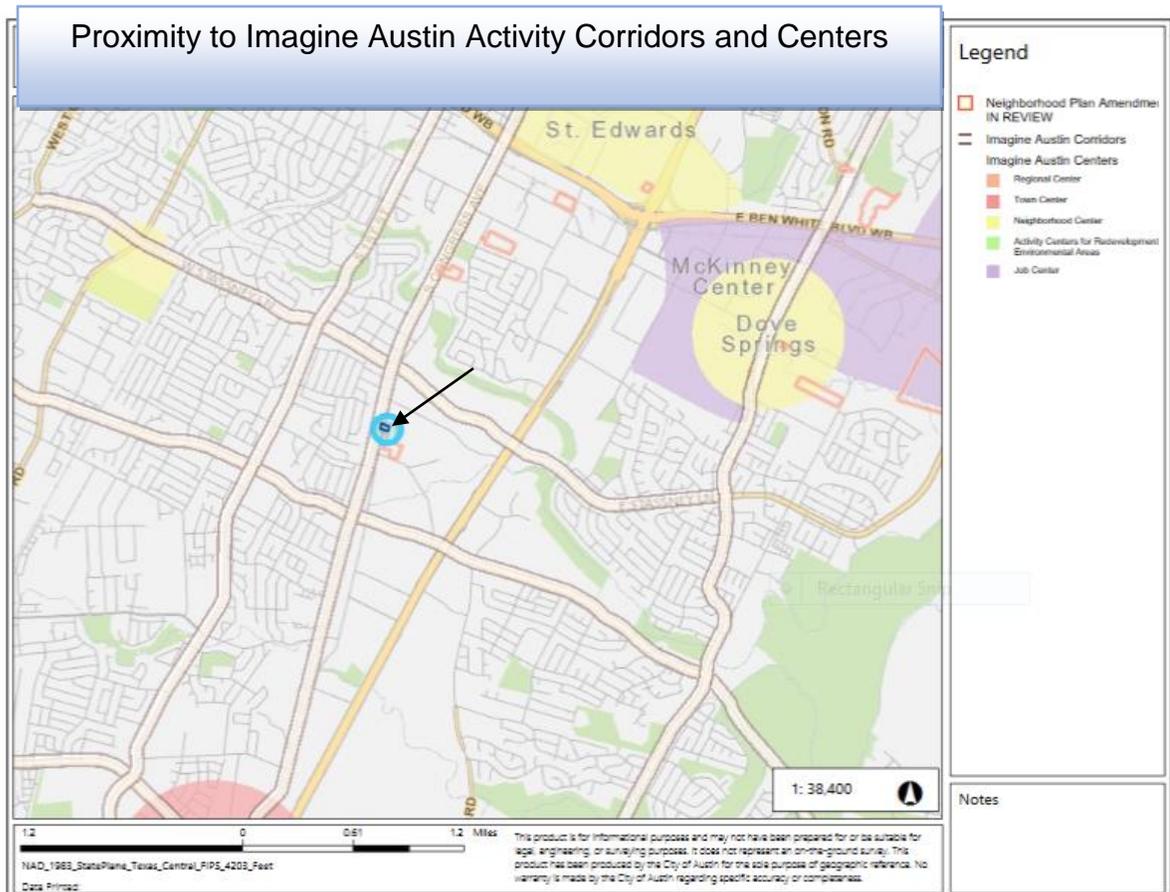
Application

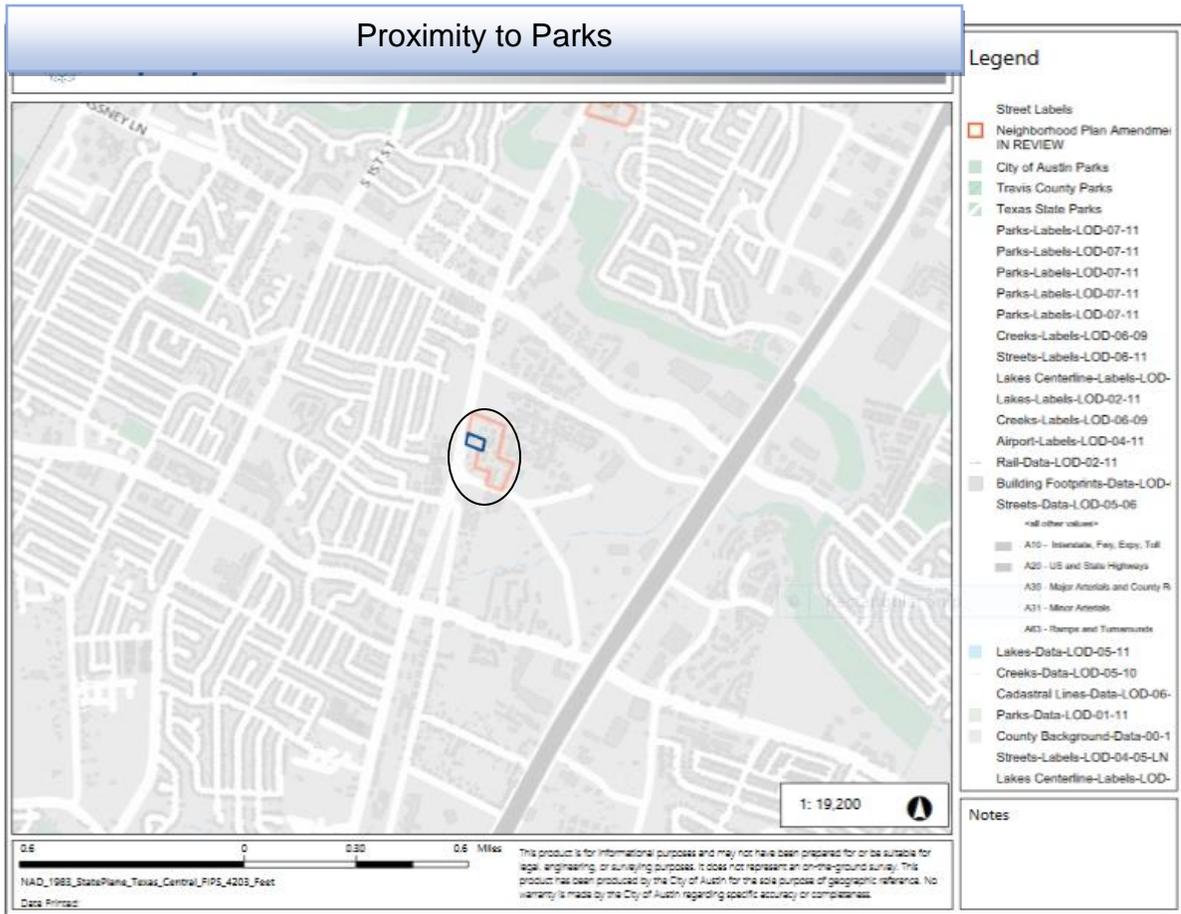
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

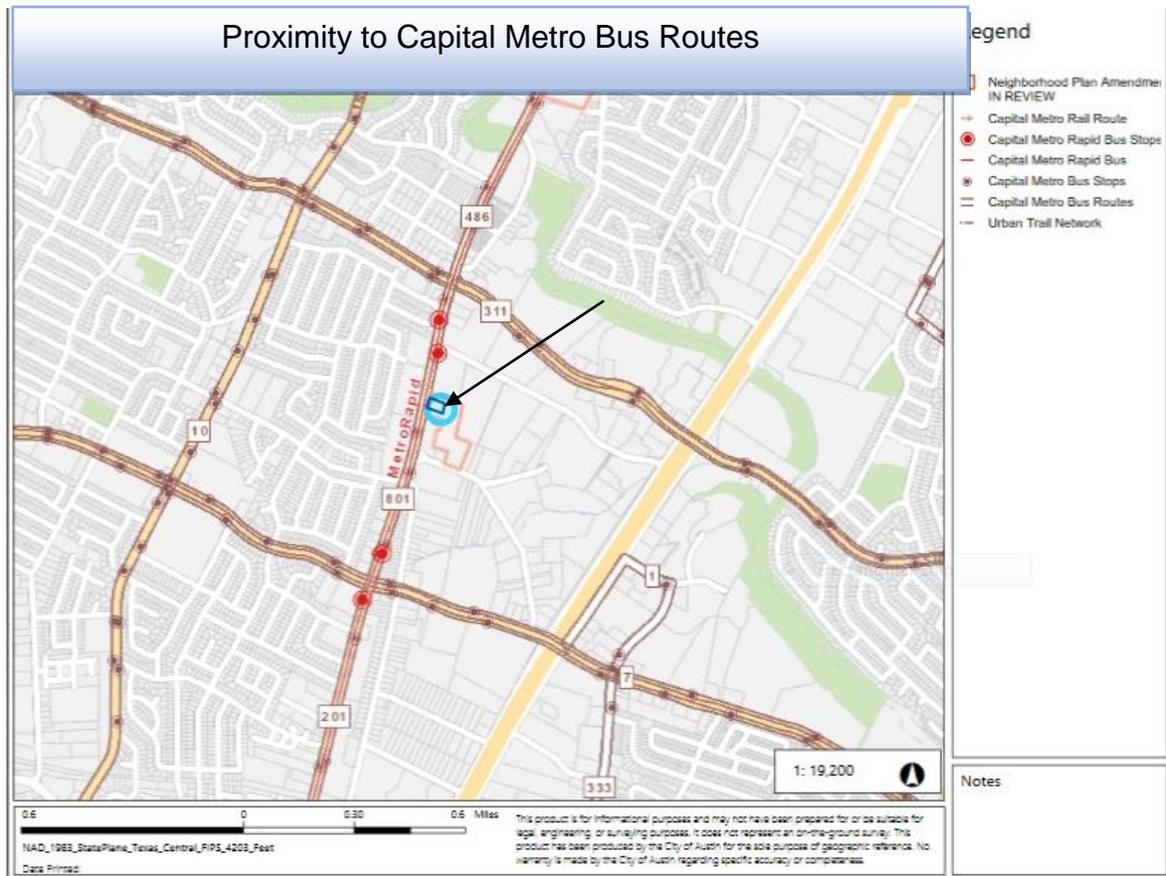
IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is located along S. Congress Avenue which is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan’s Growth Concept Map which has access to public transportation and in proximity of numerous businesses and other services.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located along S. Congress Avenue which is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan’s Growth Concept Map which has access to public transportation.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is located along S. Congress Avenue which is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan’s Growth Concept Map.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The property is an existing mobile home park. Mobile home parks can provide affordable housing options and add to the variety of housing choices in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The property currently has Mixed Use land use and is proposed for Higher Density Single Family land use. Higher Density Single Family land use is appropriate along S. Congress Avenue.***
6. Protect Austin’s natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is located in the Desired Development Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***

8. Protect, preserve and promote historically and culturally significant areas.
 - ***At this time there are no known historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not directly applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***Not applicable.***
11. Sustain and grow Austin’s live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Not applicable.***







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee

bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: On August 23, 2018 and September 20, 2018 City Council signed Resolutions Nos. 20180823-078 and 20190920-096 directing staff to initiate zoning change applications and applicable plan amendment applications on existing mobile home parks in Austin that currently do not have MH-Mobile Home Residence zoning. The Resolutions state that mobile homes parks provide a diversity of housing types; can provide affordable housing and market-rate housing options for work class families; mobile homes parks are seen by some communities as an undesirable use which has led to discriminatory and exclusionary zoning; and mobile homes parks have been closed or slated for redevelopment leading tenants to be displaced. Copies of the Resolutions are provided in this report.

On the property is the Congress Mobile Home and RV Park which is located along South Congress Avenue which is designated as an Activity Corridor on the Imagine Austin Comprehensive Plan's Growth Concept Map.

The proposed plan amendment is to change the future land use map (FLUM) from Mixed Use to Higher Density Single Family land use. A larger portion of the property as Mobile Home land use which is a land use that is no longer in use. This land use is not proposed to be changed.

The proposed zoning is from GR-MU-CO-NP (Community Commercial District – Mixed Use- Conditional Overlay – Neighborhood Plan) to MH-NP (Mobile Home Residence District – Neighborhood Plan) with the intent to help preserve the existing mobile home park. For more information on the zoning case, please see case number C14-2019-0027.

PUBLIC MEETINGS: The ordinance-required community meeting was held on March 27, 2019. Approximately 877 community meeting notices in English and Spanish were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. Two NPA cases were presented at the meeting, NPA-2019-0020.02 and NPA-2019-0020.03. Thirteen people attended the meeting in addition to the plan amendment case manager and a staff member who provided Spanish translation.

After staff gave a brief presentation on the planning process and the background behind the City Council resolutions, the following questions were asked:

Q: Will this rezoning impact the people who live in the mobile home park?

A: The intent of the resolution is to preserve the mobile home park for as long as possible. The property owner will need to request a rezoning from MH to something else which would require application fees, public notification, NPA community meeting, go before Planning Commission, and go before City Council.

Q: What will be the actual zoning on the property?

A: Mobile Home Residence District.

Q: Is Higher Density Family also the zoning?

A: If you look at the land Use and Zoning Matrix, under Higher Density Single Family the property owner can go up to SF-6 without having to ask for a plan amendment. They would need a zoning change. Under Multifamily land use the property owner could go up to MF-6 zoning without a plan amendment. The plan amendment triggers a community meeting like this one.

Q: What is the advantage of doing this zoning change?

A: The zoning change does not stop the owner from raising rents or asking people to move. What it does is it requires that extra step of requesting a rezoning, going before Planning commission and City Council for any significant changes. It provides an extra step.

Q: What would trigger another meeting? How many additional houses can be built in SF-6?

A: The definition of SF-6 is townhouse and condominium residence district. Duplex = 6.2; Condo = 12.4.

Q: The map shows the property of the mobile home park as two parcels. The back parcel is in a tan color and the front is dark brown. The area is redeveloping fast. There is construction all along South Congress where the brown is on the map. Does that mean that the front part of the property is sold and is going to be redeveloped?

A: No, the back part of the property actually has a Mobile Home land use from when the Neighborhood Plan was adopted. That land use will stay. The front parcel will be rezoned to MH and re-FLUMed to HDSF.

Q: To be clear, this meeting is not about us having to move or look for a new place to live? It's about changing the name on the map?

A: The City is trying to preserve the mobile home park for as long as possible.

Public comment: My issue is with the condition of the trailers. Some have no AC. That is a deplorable way to live. They have to be up to code. These trailers are old. They are not being maintained by those who are leasing them. The property itself is not being maintained. There are tons of mosquitos that come from the property. There is a trailer with a tarp for a roof.

A: This concern about code has come up before. Mobile Home parks have to be registered with Code Enforcement to meet compliance. We are trying to find out what is Code's role in Mobile Home Parks.

Public comment: It's likely complaint driven. But there are always different people living in the homes. Code can't do anything if we can't pinpoint where the problem is.

Q: Is that the owner's responsibility, to work with tenants for maintenance?

A: I would assume so.

Public Comment: I've called Code. They ask for the lot number. You have to describe the issue. Code will look at individual trailers.

Public Comment: It's up to individuals. It's their responsibility to maintain their area and their trailer. We get notices from the owner when there is going to be a city inspection. We are asked to clean up any junk, cut the lawns, etc.

Q: Could the mobile home residents create a neighborhood association? Will that give them some clout with the City?

A: They can create a group and register on the group registry. They will get notices. They can have a collective voice. Ultimately, the decision on any zoning change is up to City Council. Individuals can also sign up on the registry for notices.

Q: The City should have asked the property managers to be at these meetings. We thought we were going to be able to speak to the property manager. (Most mobile home park residents are Spanish speakers according to residents in attendance. Park manager does not

speak Spanish.) We ask the property manager for help but he doesn't reply. Even his place can be messy at times.

A: The city can't do anything about that. It does not own the land.

Public comment: The City should talk to the slum lords. Having tenants with no AC is deplorable.

A: I encourage tenants to speak up at PC and CC to raise these issues. There are four ways to give comments on these cases. 1) These meetings. We type up notes and add notes to staff case reports. 2) the public hearings. 3) 311 for specific complaints 4) neighborhood association or individual registered with the city can receive notices about changes in the area.

Q: When are the PC and CC dates?

A: At this point it is unknown when these cases will go before PC/CC. Owners of the mobile home park might be against this change. Some are in favor of it.

Q: What is the City planning to do about appraised property taxes?

A: The City doesn't deal with that. That's the Travis County appraisal district.

##Tenants mentioned that many of their neighbors did not receive the meeting notice. One tenant shared her notice and that is how a few attendees were able to make the meeting. Tenants requested a possible follow up meeting if they can get more Spanish speaking neighbors together. Jesse agreed to attend and share case information.

CITY COUNCIL DATE: June 20, 2019

ACTION:

City Council Resolutions

RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

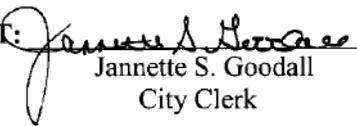
(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

RESOLUTION NO. 20180920-096

WHEREAS, On August 23, 2018, Council adopted Resolution No. 20180823-078, which in part, directed the City Manager to identify all remaining properties currently being used as mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases; and

WHEREAS, staff identified 20 remaining properties meeting the description in Resolution No. 20180823-078;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the zoning, rezoning, and where appropriate, future land use map (FLUM) amendments for the following properties:

(1) Royal Palms MH Community located at 7901 East Ben White Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(3) Go-Go MH Park located at 4811 South Congress Avenue, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood

plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(4) Phan MH Park located at 711 West Powell Lane, Austin, Texas, from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(5) Aero Mobile Home Park located at 101 Hergotz Lane, Austin, Texas, from family residence (SF-3) district to mobile home residence (MH) district;

(6) Tejas Mobile Plaza located at 1709 East State Highway 71 Westbound, Austin, Texas, from community commercial (GR) district and neighborhood commercial (LR) district to mobile home residence (MH) district;

(7) Templeton MH Park located at 401 Chaparral Road, Austin, Texas, from single-family residence standard lot (SF-2) district to mobile home residence (MH) district;

(8) Villa Denese located at 4511 Lucksinger Lane, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(9) Mobile Home Haven located at 11606 North Lamar Boulevard, Austin, Texas from public (P) district to mobile home residence (MH) district;

(10) Congress MH/RV Park located at 6111 South Congress Avenue, Austin, Texas from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(11) Jensen's MH Park located at 3201 Burleson Road, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(12) Little Texas MHC located at 7501 Bluff Springs Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(13) Woodview MHC, LLC located at 1301 West Oltorf Street, Austin, Texas, from general commercial services (CS) district to mobile home residence (MH) district;

(14) Cameron Loop Mobile HP located at 2807 Cameron Loop, Austin, Texas, from rural residence (RR) district to mobile home residence (MH) district;

(15) Capitol Manor Mobile Home Park, LLC located at 1308 Thornberry Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(16) Patton Courts Mobile Home Park located at 7100 East US Highway 290, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and townhouse and condominium residence (SF-6) district to mobile home residence-neighborhood plan (MH-NP) combining district;

(17) Lee Hill Park located at 8001 Lee Hill Drive, Austin, Texas from warehouse limited office-neighborhood plan (W/LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(18) Wallace Trailer Park located at 423 Thompson Lane, Austin, Texas, from general commercial services-conditional overlay (CS-CO) combining district to mobile home residence (MH) district;

(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

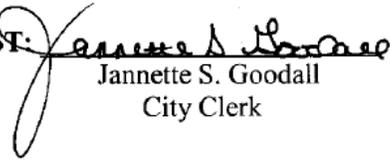
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council initiates City Code Title 25 amendments, as necessary, to implement the zoning changes.

ADOPTED: September 20, 2018

ATTEST:


Jannette S. Goodall
City Clerk

Letter of Recommendation from the Neighborhood Plan
Contact Team (NPCT)

DATE: May 21, 2019
TO: City of Austin Zoning Case Files
C/O: Maureen Meredith Maureen.meredith@austintexas.gov
CC: Wendy Rhoades Wendy.Rhoades@austintexas.gov

FROM: South Congress Neighborhood Plan Contact Team – SCCNPCT

RE: NPA-2019-0020.01_4511 Lucksinger Ln
C14-2019-0018_Associated zoning case
NPA-2019-0020.02_4811 S. Congress Ave.
C14-2019-0025_Associated zoning case
NPA-2019-0020.03_6111 S. Congress Ave.
C14-2019-0027_Associated zoning case

Please ensure this letter is added to the above case files to serve as the South Congress Combined Neighborhood Plan Contact Team's (SCCCPCT) support for the residents and families of these MH communities, and officially state the SCCNPCT's support for the city's mobile home NPA zoning, specifically these cases above which lie within the SCCNPCT area.

The SCCNPCT is always looking for true affordable housing for families and children living within contact team area and in all of Austin, Texas.

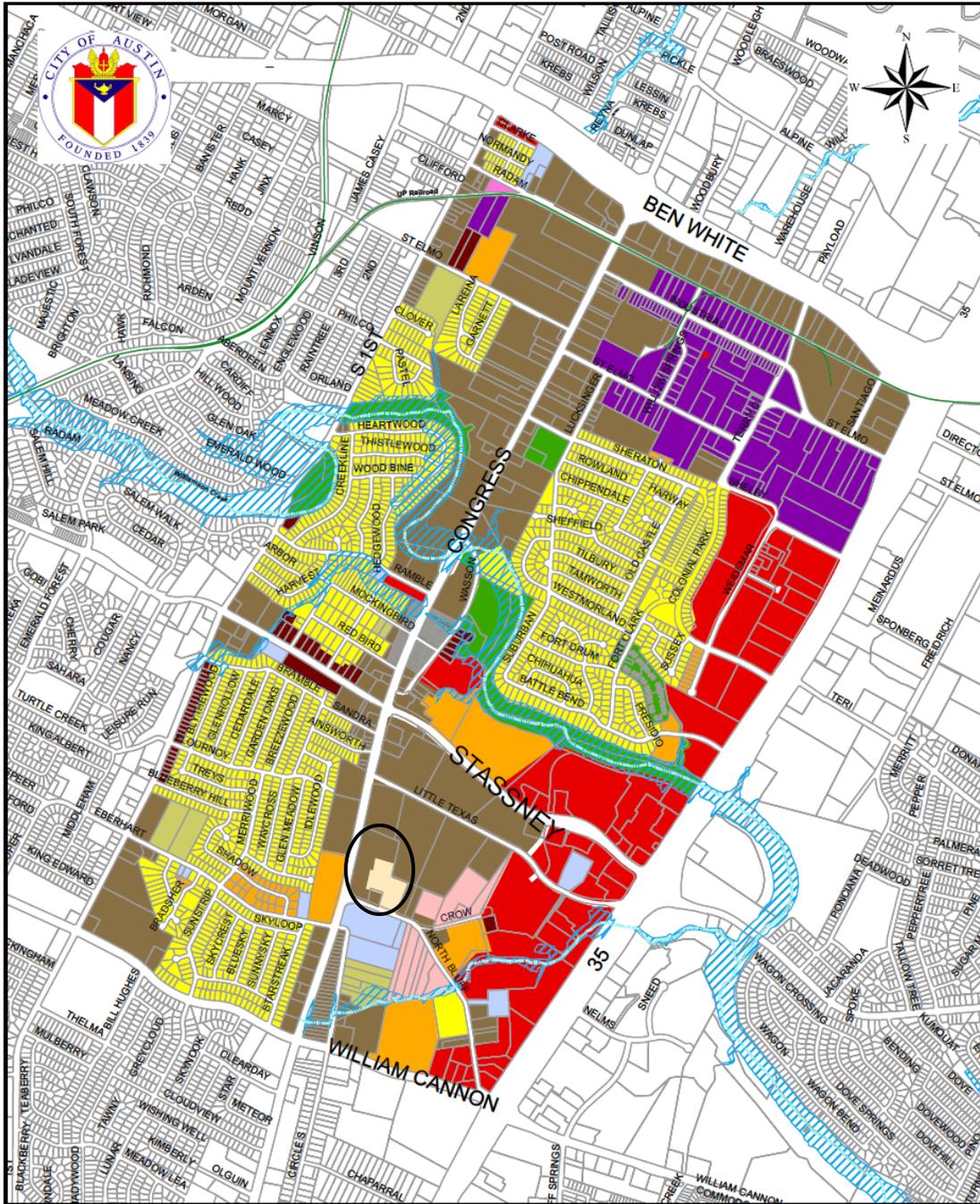
Mobile homes within the SCCNPCT area provide affordable housing (MFI 40%-50%) not seen with any developments previously planned or currently underway in all of the SCCNPCT area.

This is of important concern to the SCCNPCT and therefore we agree with the city's move to preserve these mobile home communities so that families and residents of all socio-economic means have nearby access within their neighborhoods and core communities to live, work, play and flourish.

Please contact us if we can provide anything more.

Thank you,

Mario Cantu
Keena Miller
Michael Fossum



South Congress Combined Neighborhood Planning Area: Future Land Use Map

Produced by the City of Austin
 Planning and Zoning Department
 Adopted August 18, 2005
 Updated August 18, 2016

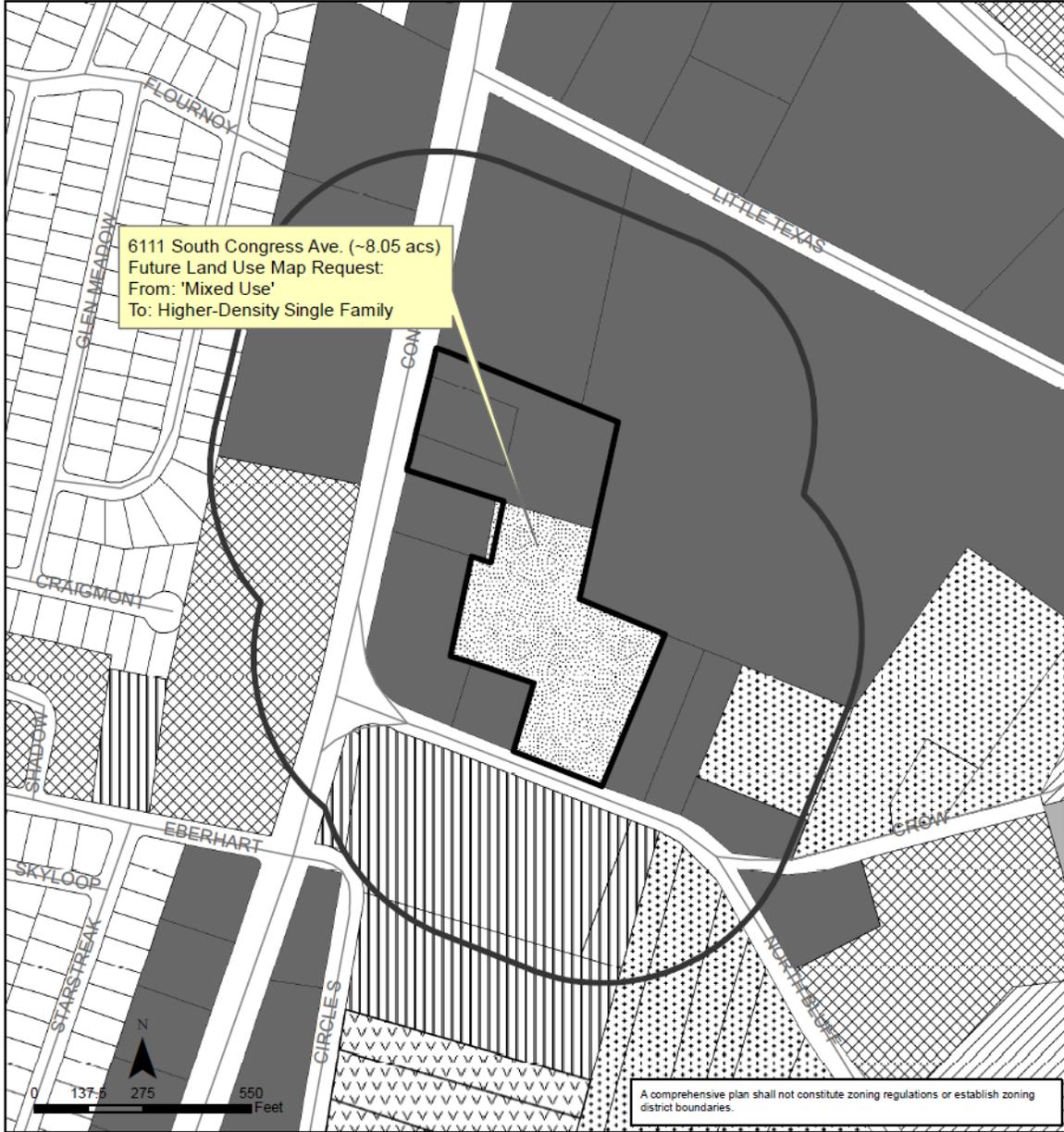
This map has been produced by the City of Austin Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Legend

- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Residential
- Mixed Use
- Mixed Use/Office
- Mobile Homes
- Multifamily
- Office
- Recreation & Open Space
- Residential Core
- Rural Residential
- Single-Family
- 100-year Flood Plain
- Creeks

2,000 1,000 0 2,000 Feet





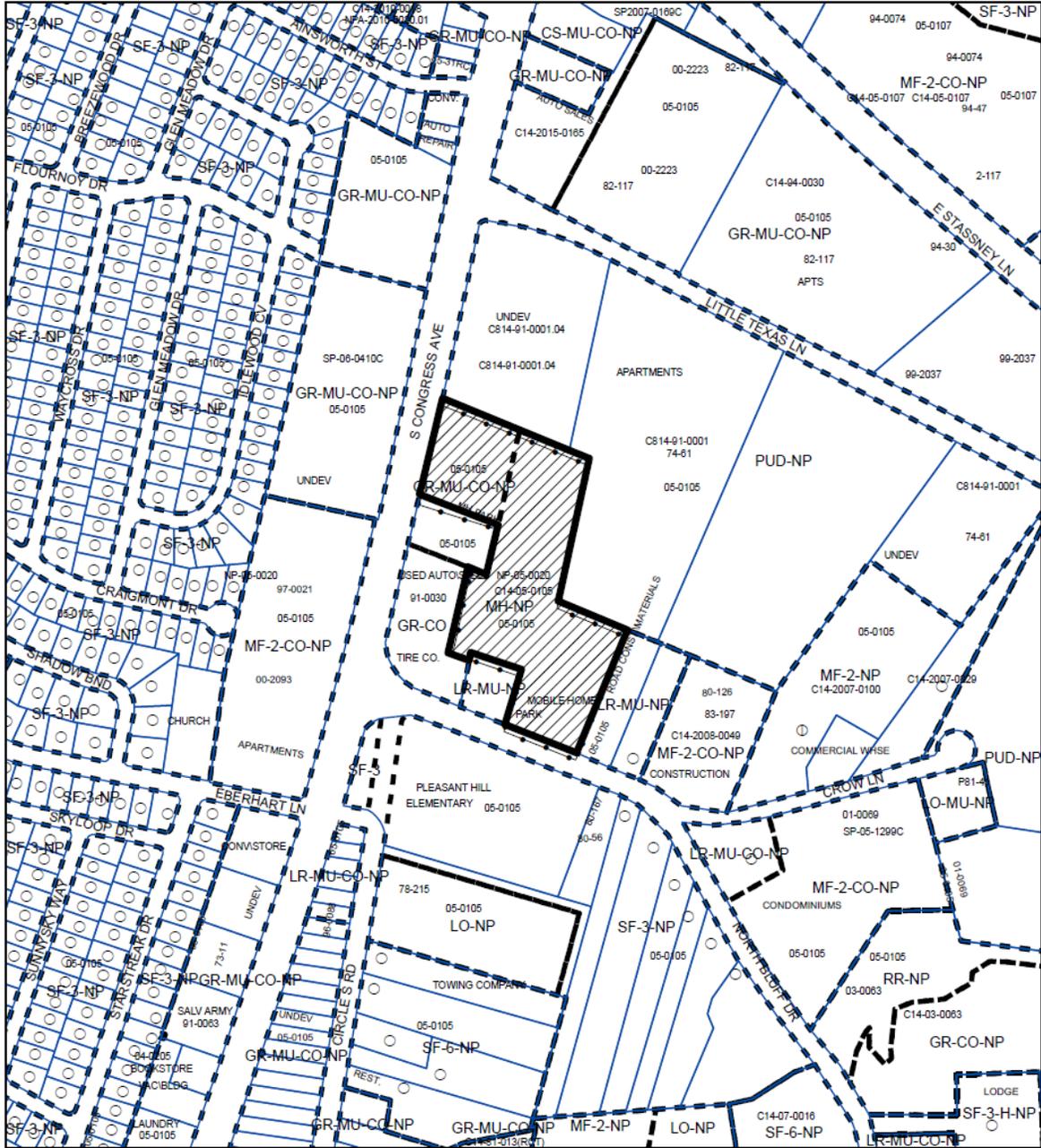
**South Austin Combined (Sweetbriar) Neighborhood Planning Area
NPA-2019-0020.03**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
Planning and Zoning Department
Created on 2/21/2019, by: meredithm



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2019-0027

1" = 400'

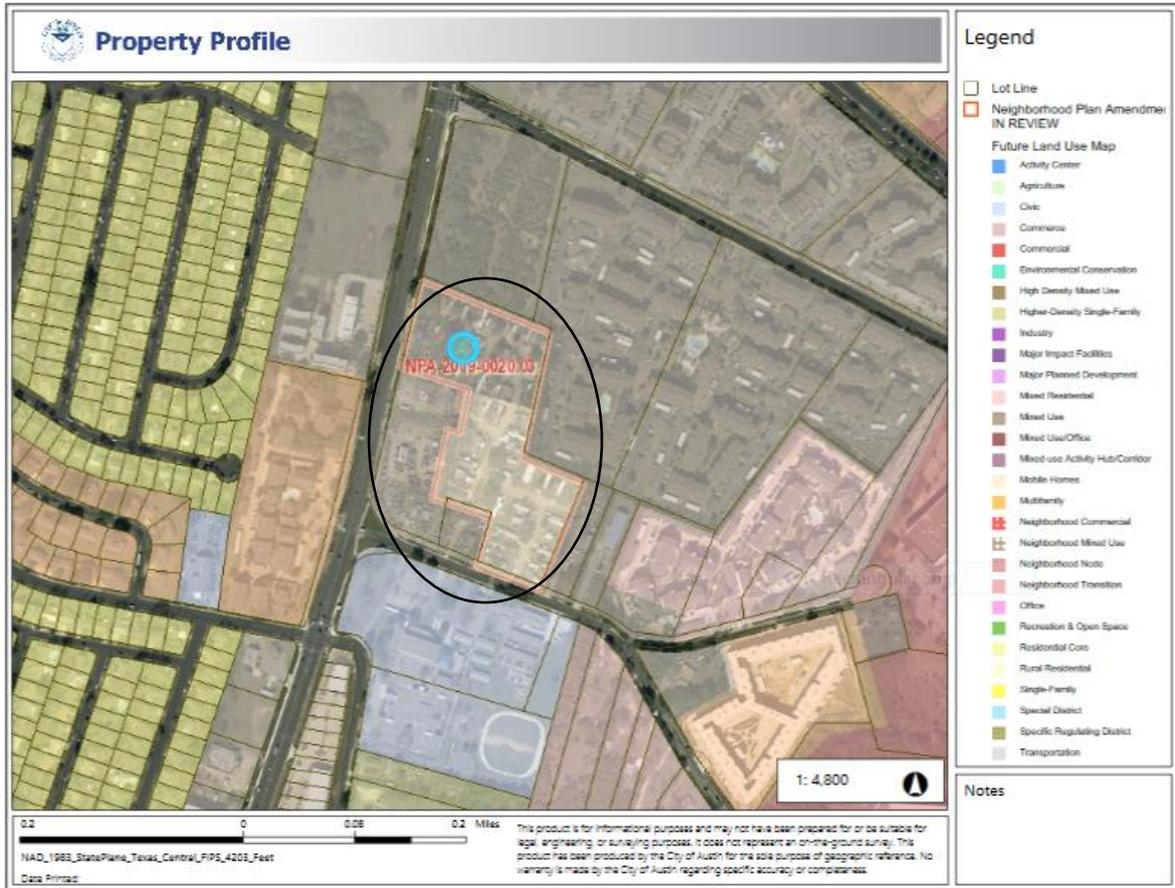
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

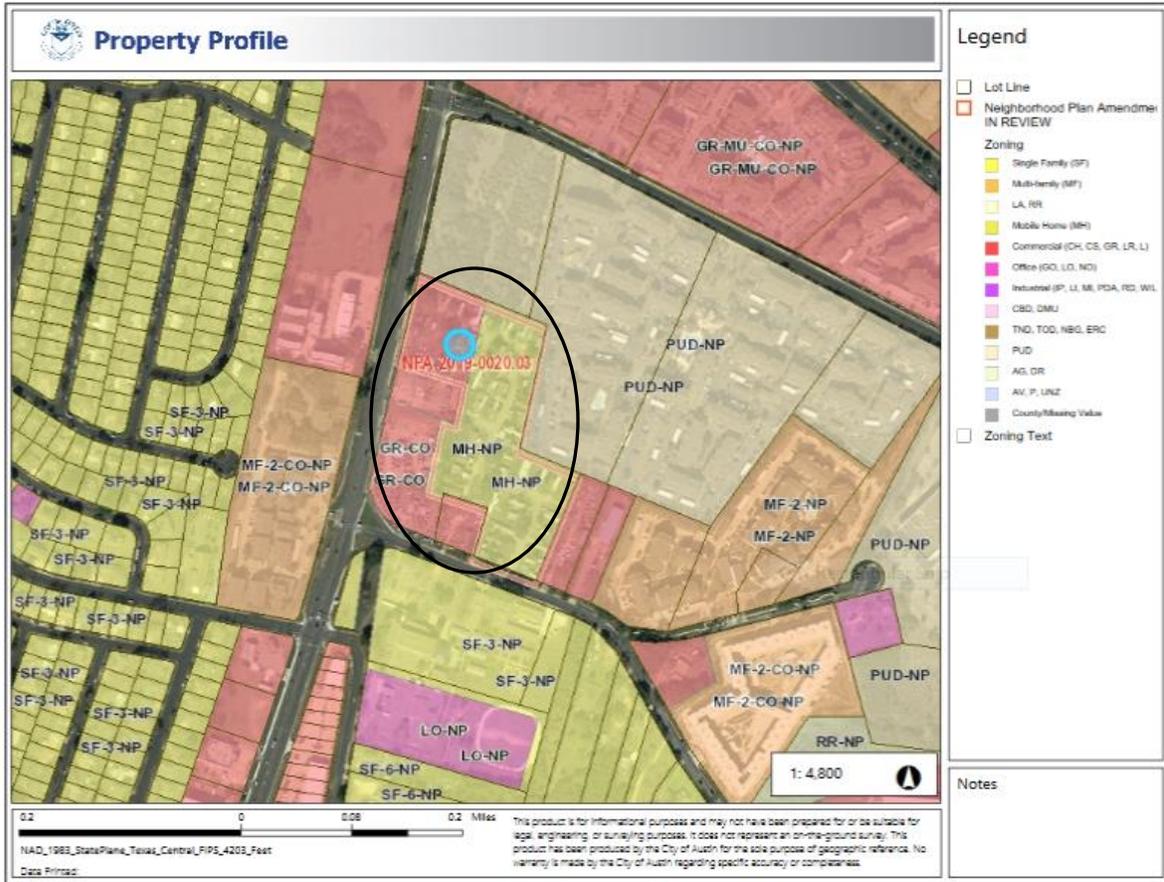
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/21/2019







Communication Received

From: Jesus Pantel
Sent: Friday, March 01, 2019 6:32 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-2019-0020.03

Hi Maureen,

I received a notification about Case Number NPA-2019-0020.03. I believe this is for the mobile home park. As I had responded to a previous notification, I am fine with the change as long as the people in the mobile home park are not being displaced. That was my understanding with the previous notification (that the mobile home residents would not be displaced). But if the change from Mixed Use to High Density Single Family is to displace the mobile home residents to build apartments or condos, I am not in favor.

Thank you,

Jesús Pantel
401 Little Texas Lane, #1625
Austin, TX 78745

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/28/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

I am in favor
 I object

NICOLAS RODRIGUEZ
Your Name (please print) (numbers)

6111 S. Congress Ave # 3 Austin, TX 78745

Your address(es) affected by this application

Nicolas Rodriguez May 26, 2019
Signature (Affirmor) Date

Comments:
(comentario)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/28/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0620.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

I am in favor
 I object

Baron Updegraves
Your Name (please print) (NUMBER)

6111 S. Congress Ave # 7 Austin, TX 78745
Your address(es) affected by this application

[Signature]

Signature (Affirmor)

May 25, 2019
Date

Comments:
(comentario)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/22/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

I am in favor
 I object

elin Martin
Your Name (please print) (NUMBER)

6111 S. Congress Ave # 1A Austin, TX 78745
Your address(es) affected by this application

elin Martin Signature (Affirmar) May 22, 2019 Date

Comments:
(comentario)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/23/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

I am in favor
 I object

Alman Gallegos

Your Name (please print) (NUMBERS)

6111 S. Congress Ave # 1A Austin, TX 78745
Your address(es) affected by this application

[Signature] May 23, 2019
Signature (Affirmar) Date

Comments:
(Comments)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/28/19

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Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

Alexander Quiñones
Your Name (please print) (Numbers)

I am in favor
 I object

6111 S. Congress Ave # 2 Austin, TX 78745
Your address(es) affected by this application

Alexander Quiñones May 24, 2019
Signature (Affirmer) Date

Comments:
(comentario)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/27/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

Ben Googins

I am in favor
 I object

Your Name (please print) (NUMBER)

6111 S. Congress Ave # 2 Austin, TX 78745

Your address(es) affected by this application

Ben Googins
Signature (Affirmor)

May 24
Date

Comments: *> My husband and I own our trailers. (comentario) It is too old to be accepted at other trailer parks. We need to keep our mobile home park for families there are many families here who cannot move easily or affordably. This mobile home park is part of Austin's heritage and it should be protected.*

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/28/19

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Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

Maria Muñoz

Your Name (please print) (NUMBER)

I am in favor
 I object

611 S. Congress Ave # 1 Austin, TX 78745

Your address(es) affected by this application

[Signature]
Signature (Affirmor)

May 24, 2019
Date

Comments:

(comentario)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/23/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

Linda Grant

I am in favor
 I object

Your Name (please print) (NUMBER)

6111 S. Congress Ave # 6 Austin, TX 78745

Your address(es) affected by this application

Linda Grant

Signature (Affirmar)

May 24, 2019
Date

Comments:

(comentario)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
5/28/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0020.03
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: May 28, 2019, Planning Commission
Jun 20, 2019, City Council

MA-+
Linda Grant

I am in favor
 I object

Your Name (please print) (numbers)

6111 S. Congress Ave # 6 Austin, TX 78745

Your address(es) affected by this application

MA Grant

Signature (Affirmor)

May 24, 2019
Date

Comments:

(comentario)